Doc#: 55801 Bk:31919 Pg: 324

RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/25/15

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that **Pine Tree C** **Scouts of America**, of Portland, County of Cumberland and State of Maine, in consideration of One Dollar ($1.00) and other valuable consideration paid by **440 Western Avenue Associates, LLP**, a Maine limited liability partnership with a mailing address of 440 Western Avenue, South Portland, ME 04106 receipt whereof is hereby acknowledged, does hereby **REMISE, RELEASE, BARGAIN, SELL AND CONVEY, and forever QUITCLAIM** unto the said **440 Western Avenue Associates, LLP** its successors and assigns forever, with quitclaim covenant, the real estate property described below:

See Attached Exhibit A

Witness our hands and seals this 17 day of November, 2014.

MAINE REAL ESTATE TAX PAID

Signed, Sealed and Delivered
In the Presence of:

Pine Tree Council, Inc.
Boy Scouts of America

By: Eric Tarbox
Its: Scout Executive/CEO

STATE OF MAINE
CUMBERLAND, ss

Then personally appeared the above-named Eric Tarbox, as Scout Executive/CEO of Pine Tree Council, Inc. Boy Scouts of America, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Pine Tree Council, Inc. Boy Scouts of America.

Before me,

Notary Public/Attorney at Law
DOUGLAS F. BRIDGN, ESQ

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EXHIBIT A

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A certain lot or parcel of land situated in the City of Portland, County of Cum Maine, bounded and described as follows:

A certain lot or parcel of land situated westerly of, but not abutting, Johnson Road, so-called, in the City of Portland, said true point of beginning being located as follows:

Beginning at a point formed by the intersection of the westerly side line of said Johnson Road and the Portland – South Portland City line;

Thence S 80° 38′ 38" W along said city line and passing through a granite monument marking said line a total distance of twenty-six and thirty-five hundredths (26.35) feet to a point and land now or formerly owned by the City of Portland;

Thence N 84° 34′ 34" W along the common boundary line between the City of Portland and land now or formerly of Hacker Industries, Inc. eighty-eight and sixty-four hundredths (86.64) feet to the true point of beginning of the parcel as hereinafter described;

Thence N 84° 34′ 34" W by the northerly line of land now or formerly of the City of Portland four hundred seventy-two and eighty hundredths (472.80) feet to a point, said point being 132.57 feet easterly from and as measured along a line normal to the North Bound Ramp base line of the proposed Jetport interchange with the Maine Turnpike at Station 503+74.51, said point to be marked by a monument;

Thence N 50° 06′ 35" E by a direct course forty-four and ninety-nine hundredths (44.99) feet to a point, said point being 154.27 feet easterly from and as measured along a line normal to the North Bound Ramp base line of the proposed Jetport interchange with the Maine Turnpike at Station 503+48.85, said point to be marked by a monument;

Thence N 10° 23′ 47" E by a direct course which is 150.00 feet easterly from and parallel to the North Bound Ramp base line of proposed Jetport Interchange, a distance of two hundred twenty and sixty-three hundredths (220.63) feet to a point 150.00 easterly from and as measured along a line of right angles to said base line a Station 501+50.00, said point also being 117.65 feet southwesterly from and as measured along a line normal to the connector highway base line, so-called, at Station 35+89.55, said point to be marked by a monument;

Thence N 82° 45′ 24" E by a direct course a distance of sixty-seven and eighty-six hundredths (67.86) feet to a point 80.00 feet southwesterly from and as measured along a line normal to said connector highway base line at Station 36+50.00, said point to be marked by a monument;

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Thence by a curved line to the right having a radius of 1420.00 feet a distance sixty-five and three hundredths (165.03) feet to a point 80.00 feet southwest measured along a line at right angles to the connector highway base line 38+24.32, said point to be marked by a monument;

Thence S 55° 44' 07"E by a direct course, being parallel to the connector highway base line and 80.00 feet southwesterly therefrom, a distance of two hundred seventy-five and sixty-eight hundredths (275.68) feet to a point that is 80.00 feet southwesterly from and as measured along a line at right angles to said connector highway base line at Station 41+00.00, said point to be marked by a monument;

Thence continuing southwesterly along said right angle line on a bearing of S 34° 15' 55" W a distance of seventy-one and fifty-three hundredths (71.53) feet to the point of beginning.

The bearings herein are based on the Maine State Plane Coordinate System N.A.D. 83, Western Zone.

Excepting from the above described property all property taken by a certain Notice of Layout and Taking by the State of Maine Department of Transportation, dated August 23, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15801, Page 296.

The parcel herein described does not abut or front on a public way.

The above described parcel is hereby conveyed together with access and utility rights as set forth in a Quitclaim Easement Deed from the City of Portland to Pine Tree Council, Inc., Boy Scouts of America, dated November 5, 2004 and recorded in the Cumberland county Registry of Deeds in Book 21990, Page 110.

The above described parcel is hereby conveyed subject to the restrictions contained in a deed from Sanborn's Motor Express, Inc. to Ballard Oil and Equipment Co. dated July 6, 1967 and recorded in said Registry of Deeds in Book 3002, Page 279, as modified by Agreement between Pine Tree Council, Inc., Boy Scouts of America and Temple Beth El dated January 21, 2004 and recorded in said Registry of Deeds in Book 20822, Page 138.

Received
Recorded Register of Deeds
Nov 18,2014 01:52:18P
Cumberland County
Pamela E. Lovley